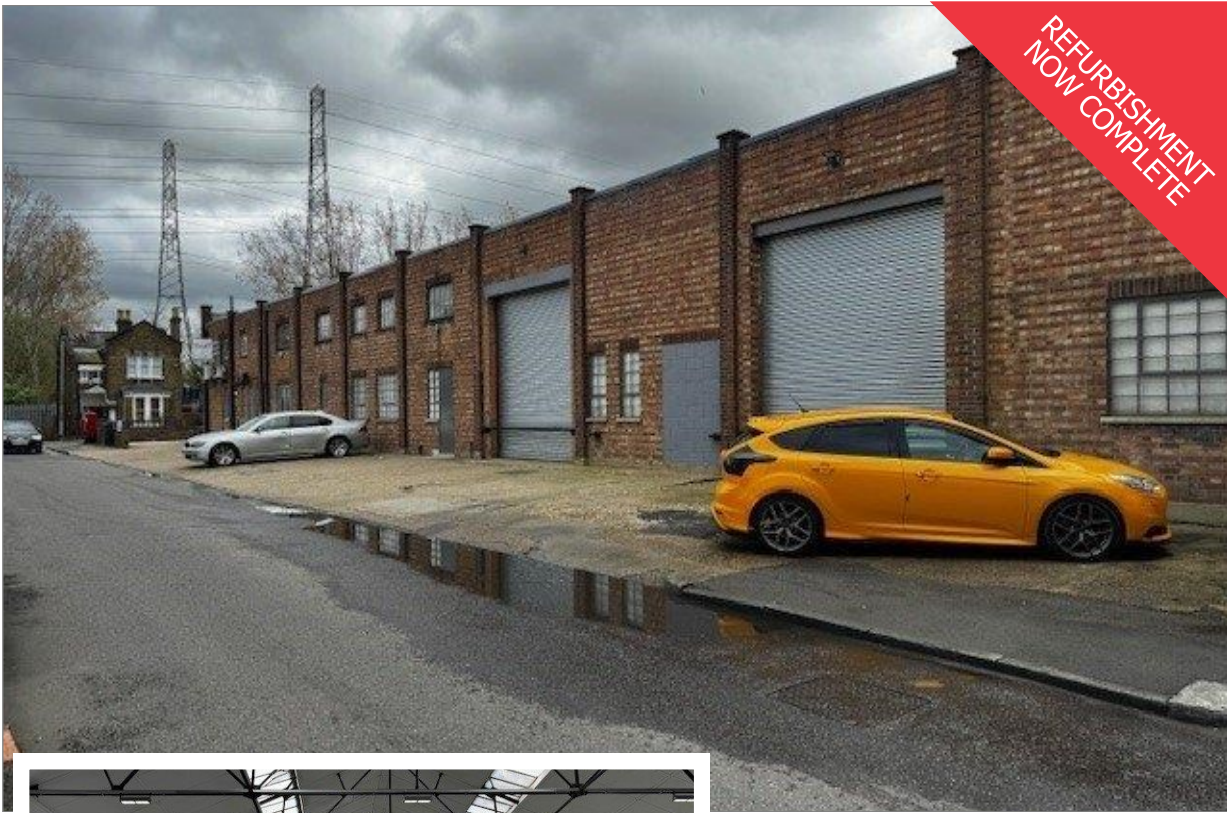


WALTHAM ABBEY, EN9 1AS



**A SUBSTANTIALLY REFURBISHED
INDUSTRIAL WAREHOUSE &
BUSINESS PREMISES**

**GOOD NORTH LONDON/
M25 ACCESS**

10,642 SQ FT

TO LET

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LOCATION:

This building stands prominently at the junction of Gordon Road and Lea Road in Waltham Abbey, less than 300 yards from its junction with the A121 Station Road, almost immediately opposite the Olympic Whitewater Canoe Centre and a short distance from the Highbridge Retail Park hosting TK Maxx, Pets at Home, Poundland, Home Bargains, Costa and McDonalds.

The nearby town centres of Waltham Abbey and Waltham Cross provide a full range of retail and restaurant facilities.

Main line British Rail is available from Waltham Cross offering a fast London Liverpool Street service via Tottenham Hale with its Victoria Line underground connections.

There is easy access out onto both junctions 25 and 26 of the M25.

Highbridge Retail Park	-	0.2 miles
Waltham Abbey Town Centre	-	0.5 miles
Main line rail	-	0.6 miles
Waltham Cross Town Centre	-	0.75 miles
Junction 25, M25	-	2.25 miles
Junction 26, M25	-	3 miles



DESCRIPTION:

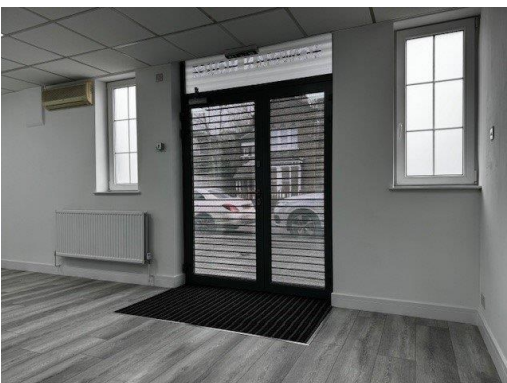
A detached industrial warehouse building of steel frame construction under a pitched and trussed roof incorporating translucent light panels.

The front office and showroom parts have been completely upgraded to include new UPVC windows and external doors, new wood effect floor coverings, suspended ceilings, LED lighting, brand new WC and shower facilities, brand new gas fired central heating system serving radiators to include new boiler and perimeter trunking.

The building has been substantially refurbished and is now available in a clean and tidy condition for immediate occupancy.

Ground floor warehouse & offices	-	7,529 sq ft
First floor offices	-	1,373 sq ft
Mezzanine	-	1,740 sq ft
Total	-	10,642 sq ft

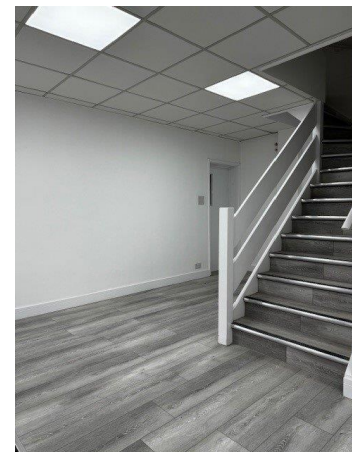
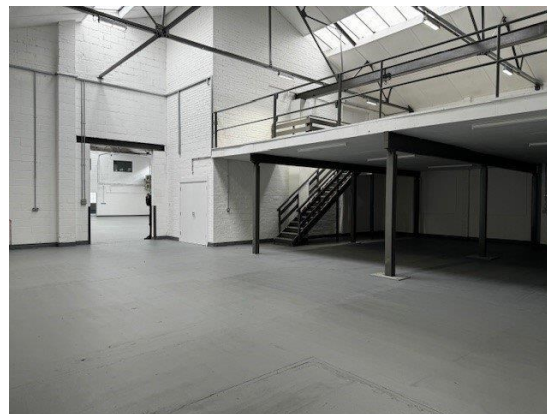
All dimensions and floor areas are approximate.



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DESCRIPTION (CONT):

- * Substantially refurbished
- * Clear 18' to underside of roof truss (27' 6" to apex)
- * 2 warm air heaters to warehouse
- * Gas fired central heating to offices (new boiler)
- * Separate ground floor WC's and kitchen to warehouse floor
- * Separate WC's/shower and kitchen to offices
- * UP to 15 car spaces
- * 2 new 14' roller shutter loading doors
- * New LED lighting
- * Completely redecorated
- * New office floor coverings
- * Completely redecorated throughout
- * All brand new floor coverings
- * Replaced UPVC windows to front elevation



TENURE:

Leasehold.

TERMS:

To let.

RENT:

Upon application.

RATEABLE VALUE:

We are informed upon a rateable value of £82,500 with effect 1 April 2023.

Interested parties are advised to verify this information at www.tax.service.gov.uk/business-rates-find.

EPC:

To follow.

LEGAL COSTS:

Each party are to be responsible for their own legal costs.

VAT:

TBA.

VIEWING:

Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) at Paul Wallace Commercial on 01992 440744.

C4795

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